Attachment 5

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Annapolis Water Company Inventory Number: AA-932

Address: Generals Highway City: Annapolis Zip Code: 21401

County: Anne Arundel USGS Topographic Map: South River

Owner: City of Annapolis, Mayor and Aldermen

Tax Parcel Number: 226 Tax Map Number: 44 Tax Account ID Number: 9003559I

Project: MD 450 over Tributary of Broad Creek, Site H Agency: State Highway Administration

Site visit by SHA Staff: ___no _X_yes Name: Becky Kermes Date: February 2001

Eligibility recommended _X_ Eligibility **not** recommended ____

Criteria: _X_A ___B _X_C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Is the property located within a historic district? _X_no ____yes Name of district: _____

Is district listed? ___no ___yes Determined eligible? ___no ___yes District Inventory Number: _____

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Annapolis Water Company Complex is situated on the north side of MD 450, just west of the intersection with MD 178. It is comprised of two facilities, the 1907 pump house and a circa 1880 dwelling, with additional ancillary structures including well houses, dams, reservoirs, and related earthworks. The current legal boundary is 416 acres and extends to the south side of MD 450.

The 1907 pump house is an over-sized one story, three bay, classically styled hipped roof building constructed of brick laid in 5:1 common bond. It features a square front section with two smaller and shorter additions to the rear of the building. The front façade is the most architecturally decorated featuring centered double doors, each of which contains six lights above two lower panels. The wooden doorway is topped with a four-light transom and three-brick segmental arch. Windows are large, 6/6 double hung sash, topped with a three-brick segmental arch and limestone sill.

The engineer's dwelling is a two story, center hall plan with a rear ell addition. The side gable roof is clad with asphalt singles and there is an exterior end chimney. The house is clad with clapboard siding (the stucco that was mentioned in the Inventory has been removed). The cornice's bracketed molding is

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X **Eligibility not recommended** _____

Criteria: X **A** ___ **B** X **C** ___ **D** **Considerations:** ___**A** ___**B** ___**C** ___**D** ___**E** ___**F** ___**G** ___**None**

Comments: _____

Reviewer, Office of Preservation Services **Date** 3/23/01

Reviewer, NR program **Date**

still evident. Other details include 6/6 double hung sash windows, centered, single front door with a transom, and a one story porch supported by four Doric columns.

The Annapolis Water Company is considered eligible under Criterion A for its association with the growth and development of the Annapolis Water Company. It has continuously operated since 1866, and retains buildings and structures representative of its long existence. It is further significant for its association with the development of the Annapolis water supply system, which was organized as a private stock concern in 1865.

The Annapolis Water Company is not considered eligible under Criterion B. It is considered that the resource does not reflect the lives of significant persons in the past.

The Annapolis Water Company is considered eligible under Criterion C. The Pump House, designed by the prominent architectural firm of Baldwin and Pennington, is considered an architecturally important example of early 20th century civic architecture possessing integrity of location, design, setting and materials.

The Annapolis Water Company is not considered eligible under Criterion D, as it is unlikely to provide or yield previously unknown information.

Prepared by: Becky Kermes Date Prepared: February 2001

AA-932
Annapolis Water Company 1866 and 1907
Public

The Pump House of the Annapolis Water Company is an architecturally important example of early 20th century civic architecture. It was designed by the prominent Baltimore architectural firm of Baldwin and Pennington, which specialized in designing public buildings.

The Annapolis Water Company has continuously operated since 1866, and retains buildings and structures representative of its long and continued evolution. The complex includes a late nineteenth-century engineer's dwelling, a 1907 brick pumphouse, ancillary structures, three reservoirs, and a dam.

The Annapolis Water Company is further significant for its association with the development of the Annapolis water supply system, which was organized as a private stock concern in 1865. The state-of-the-art facility was designed by engineer William R. Hutton, Montgomery County, Maryland, who worked as an assistant to General Montgomery Meigs on the construction of the Washington, D.C. waterworks.

AA-932
Annapolis Water Company

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Development Period(s): Agricultural-Industrial Transition (1815-1870)
Industrial/Urban Dominance (1870-1930)
Prehistoric/Historic Period Theme(s): Architecture; Economic

Resource Type:
Category Type: Building
Historic Environment: Rural
Historic Function(s) and Use(s): Municipal Water Supply

Known Design Source: 1866 Engineer: William Hutton
1907 Architect: Baldwin & Pennington (of Baltimore)

Survey No. AA-932

Magi No.

DOE ___ yes ___ no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Annapolis Water Company

and/or common

2. Location

street & number Generals Highway (Rt. 450) ___ not for publication

city, town Annapolis ___ vicinity of congressional district

state Maryland county Anne Arundel

3. Classification

Category	Ownership	Status	Present Use	
___ district	_x_ public	_x_ occupied	___ agriculture	___ museum
_x_ building(s)	___ private	___ unoccupied	___ commercial	___ park
_x_ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	___ not applicable	_x_ no	___ military	_x_ other: municipal

4. Owner of Property (give names and mailing addresses of all owners)

name City of Annapolis, Department of Public Works

street & number telephone no.: 410-224-2140

city, town Annapolis state and zip code: Maryland 21401

5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 24102

street & number Church Circle folio 360

city, town Annapolis state Maryland

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. AA-932

Condition		Check one	Check one
____ excellent	_____ deteriorated	x unaltered	x original site
____ good	_____ ruins	_____ altered	_____ moved date of move _____
____ fair	_____ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Annapolis Water Company property presently contains 461.4 acres and features two facilities. This study examines the original facility that operated exclusively until 1931. It includes two buildings; a 1907 pump house and a late-19th century dwelling; numerous ancillary structures, including well houses, dams, reservoirs, and related earthworks. The later facility, constructed in 1931 and located east of this site, is not included in this survey.

Pump House

The pump house is the largest building at this facility. Facing south, this one-oversized-story, three-bay, classically styled, hipped-roof building is constructed of brick laid in 5:1 common bond. It features a square front section, with two smaller and shorter additions telescoping from the rear of the building. The front principal block is the most elaborate and displays the highest level of architectural detail. The top of this section is distinguished by a monitor roof, which via an interior gearing mechanism, opens to provide the building with light and ventilation. This portion of the roof is covered with a light-permeable opaque glazing, while the remainder of the roof is sheathed with slate shingles. The front roofline is embellished by a four-brick-high corbelled cornice. This treatment continues on the rear sections, situated beneath the stepped parapet roofline that characterizes these sections of the building. One chimney is present. Located at the junction of the front and center sections, the tall, thick stack is associated with the now defunct coal-burning boiler.

bricks in the south, east, and west walls are decoratively laid to give the effect that the main body of the walls are divided into three, slightly recessed bays, with the interstitial space between the recessed areas treated as pilasters that rise up to engage the corbelled cornice. Fenestration consists primarily of six-over-six, double-hung sash windows set in wood frames and topped by a three-brick-high segmental arch. In addition, each window features a limestone sill. The principal entrance is centered on the front facade and features two wooden doors, each of which contains three pairs of windows above two lower panels. The doorway is topped by a four-over-four light transom and three-brick-high segmental arch. Additional doors are found on the sides of the telescoping sections, and include three garage-style doors of varying ages. Windows, while of the same type as found in the principal section, are shorter in length.

This building is currently used for storage, and the original pump, boiler, etc. are removed. Interior walls are deteriorating due to moisture, and the brick floors are covered with sediment from periodic flooding.

Engineers Dwelling

The dwelling is a typical, late-19th century, two-story, central passage plan frame house with rear ell. The exterior has been stuccoed over German siding and painted white (stucco date unknown). The original exterior German siding is visible in an enclosed porch on the northeast elevation. It appears to have been painted yellow prior to being stuccoed. The exterior trim, which is continued to the facade, includes an elaborate bracketed cornice molding and one-story porch supported by Doric columns. The interior has been modernized; however, the floor plan remains unaltered. The few aspects of surviving trim include the massive turned newel post and handrail; the balusters, however, have been removed and replaced with chains. A few rooms in the rear ell have retained late 19th century window moldings with bull's-eye corner blocks.

e continuation sheet)

8. Significance

Survey AA-932

Period	Areas of Significance—Check and justify below				
____ prehistoric	____ archeology-prehistoric	____ community planning	____ landscape architecture	____ religion
____ 1400-1499	____ archeology-historic	____ conservation	____ law	____ science
____ 1500-1599	____ agriculture	____ economics	____ literature	____ sculpture
____ 1600-1699	x architecture	____ education	____ military	____ social/
____ 1700-1799	____ art	x engineering	____ music	humanitarian
x 1800-1899	____ commerce	____ exploration/settlement	____ philosophy	____ theater
x 1900-	____ communications	____ industry	____ politics/government	____ transportation
		____ invention		____ other (specify)

Specific dates 1866 / 1907 **Builder/Architect** Wm. Hutton / Baldwin and Pennington

Check: Applicable Criteria: x A ____ B x C ____ D

and/or

Applicable Exception: ____ A ____ B ____ C ____ D ____ E ____ F ____ G

Level of Significance: ____ national x state x local

Prepare both a summary paragraph of significance and a general statement of history and support.

The significance of the Annapolis Water Company is multifoliate. It is important for its association with the expansion of Annapolis' municipal services. Constructed as a state-of-the-art facility, it has continuously operated since 1866 and retains buildings and structures representative of its long and continued evolution. Significance is further enhanced by the pump house, which was designed by an important Maryland architectural firm that specialized in the construction of public buildings, and that further represents the ideals of a national trend in urban design and public construction.

The Annapolis Water Company system was designed by nationally respected engineer William R. Hutton. The then state-of-the-art facility was considered the finest in the state of Maryland. Furthermore, the stylishly designed and solidly built 1907 pump house is the work of the noted Maryland architectural firm of Baldwin and Pennington, whose projects included many civic and public buildings.

The Annapolis Water Company, now owned by the City of Annapolis, was established by an 1865 Act of the Maryland legislature as a private stock concern. According to the Company's *First Report of the President*, the founding was prompted by an 1863 at the State House. Disturbed by the lack of an adequate supply of water to fight the fire, and additionally concerned about the increased demand created by the recent re-establishment of the Naval Academy, in Annapolis, Maryland law-makers ordered the creation of a company for the purpose of providing "pure, healthful water for all purposes." (1)

Annapolis area businessmen, including bankers and merchants, made up the first board of directors, and put much consideration into the planning of the facility. Several locations were considered before deciding to acquire 23 acres owned by Robert Welch. This land adjoined a tributary of Broad Creek and was part of a tract known as *Mill Land Resurveyed*, and not surprisingly, was the site of an 18th century mill. Almost immediately it was decided more land was needed. Much of this additional property was acquired from the extensive holdings of the Dorsey family (2). This provided for a reservoir site, an auxiliary stream, right of ways and timber for fuel (3).

Responsibility for the design of the facility was given to a very prominent engineer. William R. Hutton of Montgomery County, Maryland was a former assistant to General Montgomery Meigs, and worked with Meigs on the construction of the Washington, D.C. waterworks. Annapolis Water Company officials desired a state-of-the-art operation, employing the latest in methods and materials. Traditional cast iron piping was rejected, with the board instead opting to use cement pipe. This was a relatively new product and not widely in use at that time.

However, where used it had received favorable reviews. Other matters were considered. It was noted that "water in this city [has] proved injurious to health when used through lead pipes..." For this reason, the use of lead pipe was prohibited (4). In 1869 the Annapolis Water Company had a capacity of 480,000 gallons a day, which was

(see continuation sheet)

9. Major Bibliographical References

Survey No. AA-932

(1) *1st Report of the President of the Annapolis Water Company*, February, 1867, Maryland Historical Society, Baltimore, MD.
(2) Land Records of Anne Arundel County, Liber NHG Folio 436, Annapolis Court House, Annapolis, MD.
(3) *1st Report of the President of the Annapolis Water Company*
(4) Annapolis Water Company Proceedings, 1896-1905; Maryland Hall of Records
Report on Improved Methods of Sewage Disposal and Water Supply, Maryland State Board of Health, 1887, Maryland Historical Society (7) Annapolis Water Company Proceedings
(6) Interview with Thomas Crabtree, September 13, 1996
(7) Carlos Avery, *Baldwin & Pennington: Architects for the B&O Railroad*, in 3 Centuries of Maryland Architecture, MHT, 1982.

10. Geographical Data

Acreage of nominated property 461.4 acres

Quadrangle name South River Quadrangle scale 1:24,000

UTM References Do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

461.4 acres is the parcel of land legally associated with this property.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared by

name/title	Sherri M. Marsh		
organization	Anne Arundel County Historical Sites Survey	date	November 1996
street & number	2664 Riva Road / P.O. 6675	telephone	(410) 222-7441
city or town	Annapolis	state	Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

7.1 Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today

Works and Structures

The land associated with the Annapolis Water Company features a series of sloping hills and naturally occurring lakes. Relying on gravity, the wells and pump house are located downhill of the water supply lakes. The largest structures are the settling basins and reservoirs, that are formed by the North and East Lakes. These lakes are artificially manipulated by the introduction of dams and earthworks. The main settling basin is located about 300' north and uphill of the pump house, and measures approximately 900' x 300' at the widest point. The main settling basin is contained on the northwest and southwest side respectively, by a earthen, and concrete dam. A significantly smaller settling basin is located at the lower east side of the main basin. A reservoir is located directly east of this, and like the settling basins, is formed from a naturally occurring body of water. An older, man-made, 1,250,000 gallon capacity reservoir is also associated with the property. This circular, concrete-rimmed, terra cotta-lined structure is located on the south side of Defense Highway, approximately 2,000' east of the pump house.

Prior to 1931 water was piped from reservoirs, downhill to the man-made flocculation and settling basins. Water was then filtered then distributed from the pump house. In 1931 the new facility resulted in the obsolescence of much of the original works, and some associated buildings and structures were razed. Some do survive, including a series of brick well houses. These small structures average 10' x 10' and occur at irregular intervals based on geology and topography, around the property. According to the current Annapolis Water Company Superintendent, the newest well house was constructed in the 1950s. No date was available on the oldest.

8.1 Prepare both a summary paragraph of significance and a general statement of history and support

twice the demand at that time, with a capacity for expansion to 800,000 gallons a day. Other indicators of e emphasis on comparative research are shown in the decision to buy a water filtering apparatus "made on a principal ecommended by a late French experimenter." This distinction is notable, for as late as 1887, the City of Baltimore did not have a water filtration system, and a Maryland State Board of Health report for that year indicates that the Annapolis supply was far superior to that of Maryland's largest city (5).

The house that stands on the property pre-dates the establishment of the Annapolis Water Company and, according to Company tradition, was formerly a toll house associated with a toll bridge that once crossed Broad Creek (6). Evidence to support this claim was not uncovered, but Company records indicate the house was far from new when they took ownership for use as the engineer's, and later the superintendent's, dwelling. In 1879, the house's assessed value was $25, and was declared unfit for another winter's use. Company minutes from 1898 and 1899 discuss adding "four comfortable rooms". It is most likely that this construction represents what is now the rear ell of the dwelling.

The pump house was built in 1907 and continued the established tradition of quality. It was designed by the important Baltimore architectural firm of Baldwin and Pennington. Over 400 works of E. Francis Baldwin, either independent projects or done in association with William Pennington or others, have been identified. Baldwin is especially noted for his railroad stations, church, college, and other civic buildings. Public works and industrial structures represent a very small percentage of the firms undertakings, so the significance of the pump house is enhanced as a relatively rare example of Baldwin and Pennington public works/industrial architecture (7). Furthermore, it was constructed in the early-20th century, during the time of the "City Beautiful" movement. This national trend advocated constructing public buildings in a grand and classically styled fashion, in an expression of civic pride and as inspiration for moral improvement. While this was a national trend and touched most every area of public architecture, in Maryland a number of particularly impressive water works were constructed. The best example is the still-standing Classical Revival-style water tower at Curtis Bay, near Baltimore.

9. Major Bibliographical References

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(1) *1st Report of the President of the Annapolis Water Company*, February, 1867, Maryland Historical Society, Baltimore, MD.
(2) Land Records of Anne Arundel County, Liber NHG Folio 436, Annapolis Court House, Annapolis, MD.
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(6) Interview with Thomas Crabtree, September 13, 1996
(7) Carlos Avery, *Baldwin & Pennington: Architects for the B&O Railroad*, in 3 Centuries of Maryland Architecture, MHT, 1982.

10. Geographical Data

Acreage of nominated property approximately 55 acres

Quadrangle name South River Quadrangle scale 1:24,000

UTM References Do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

55 acres is roughly the amount of land associated with the resources examined in this survey.
The entire Annapolis Water Company occupies an area of about 461.4 acres.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared by

name/title	Sherri M. Marsh		
organization	Anne Arundel County Historical Sites Survey	date	November 1996
street & number	2664 Riva Road / P.O. 6675	telephone	(410) 222-7441
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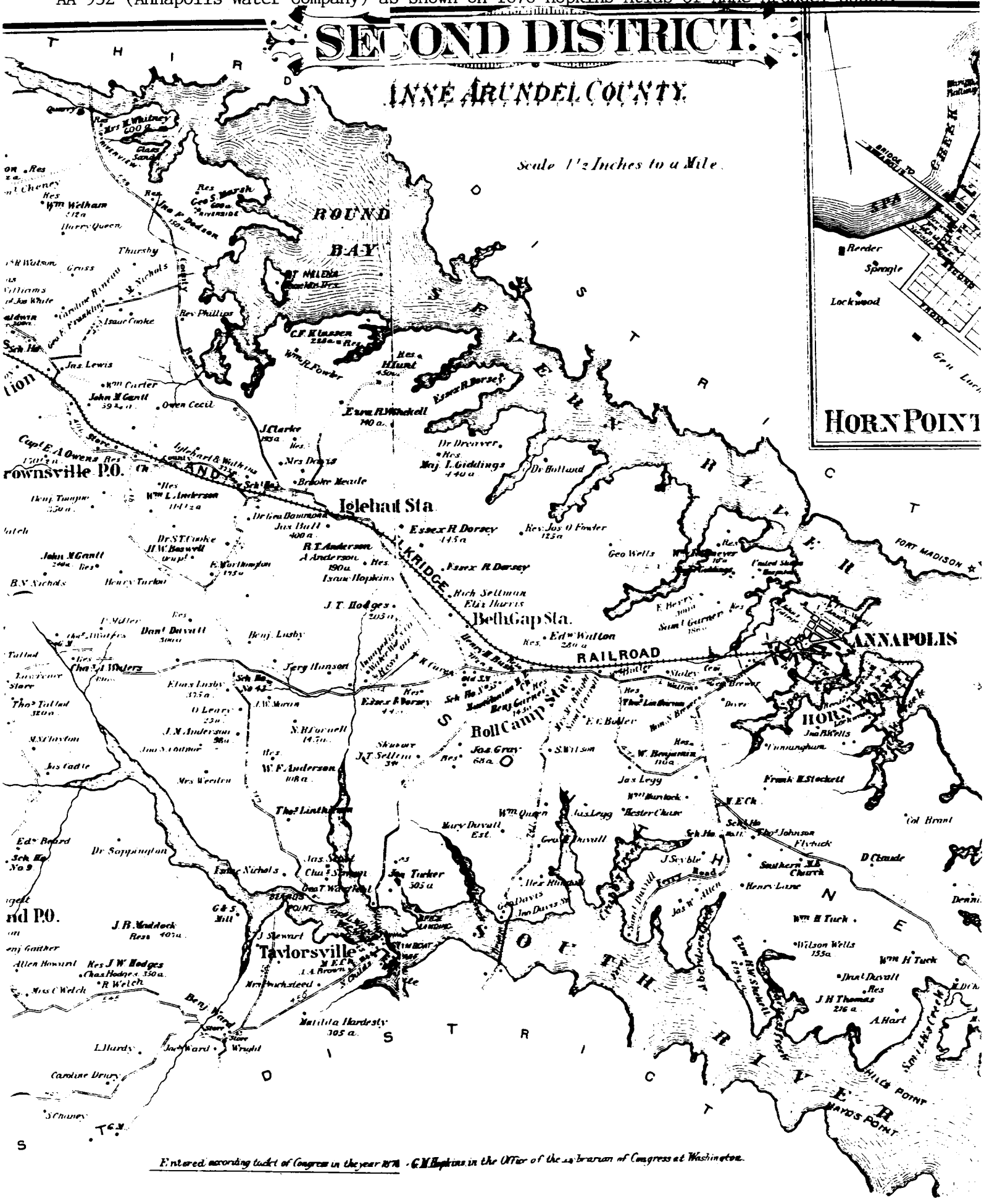
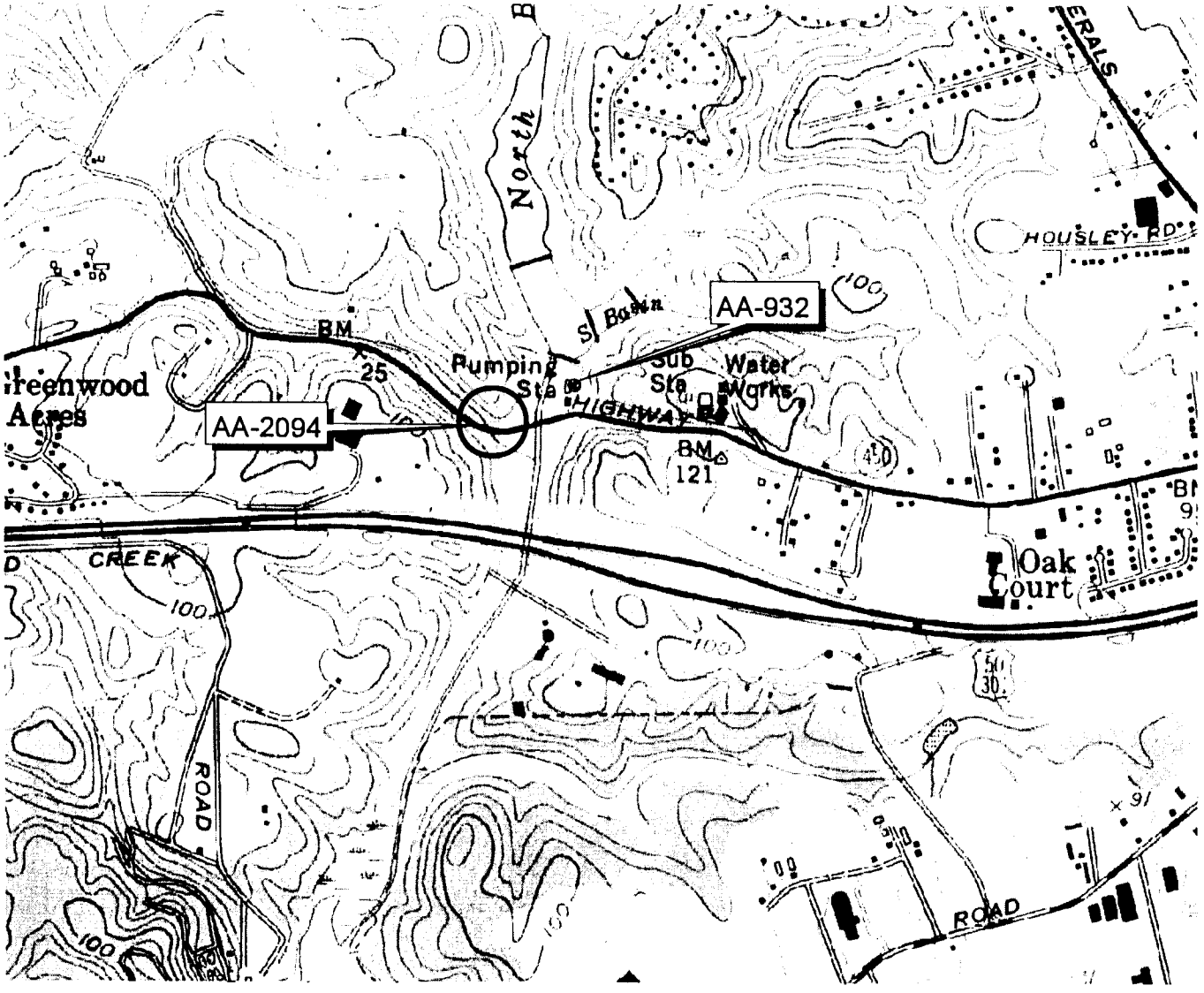
410-514-7600

AA-932 (Annapolis Water Company) as shown on 1878 Hopkins Atlas of Anne Arundel County



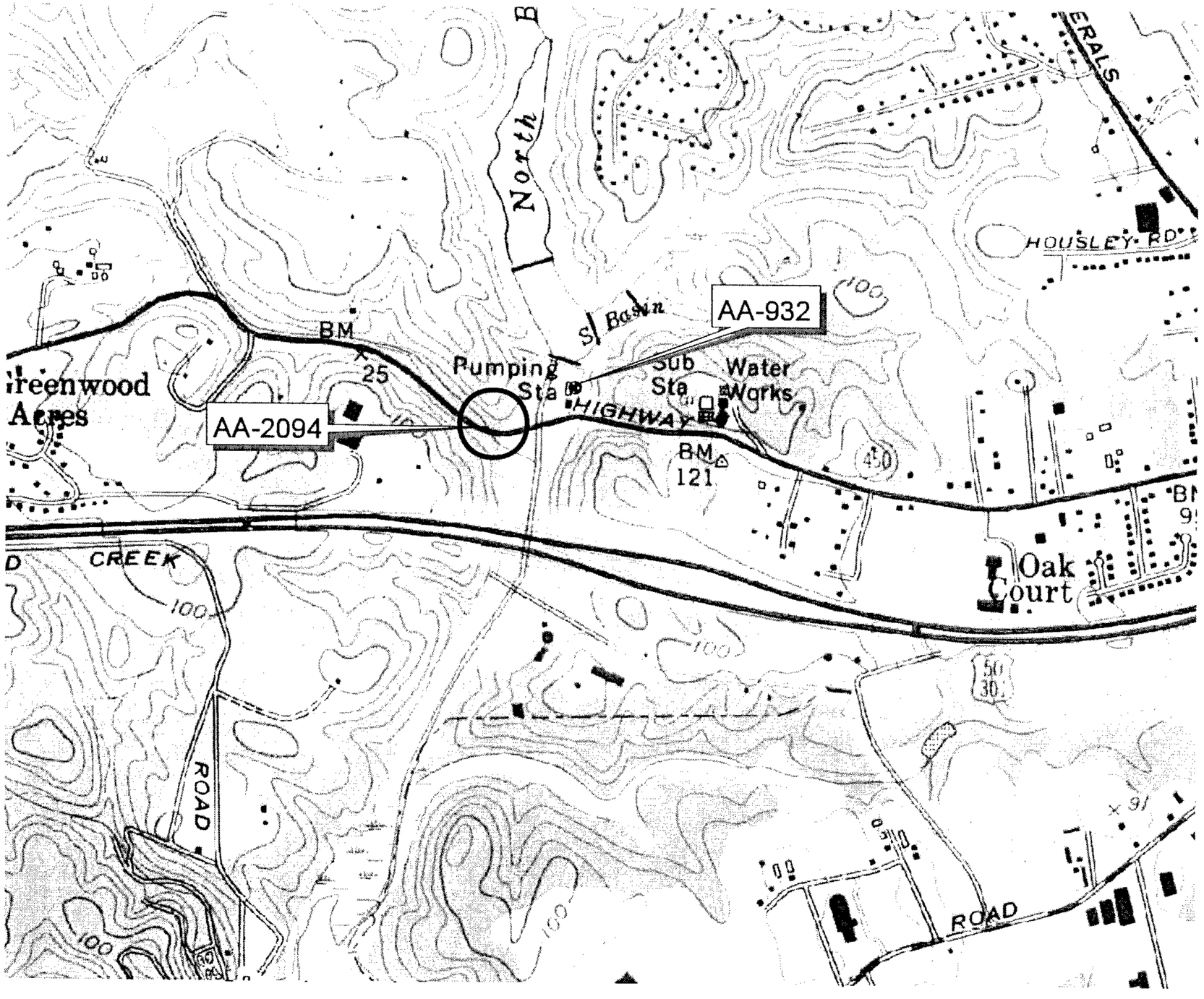
AA-932

SHA - Anne Arundel

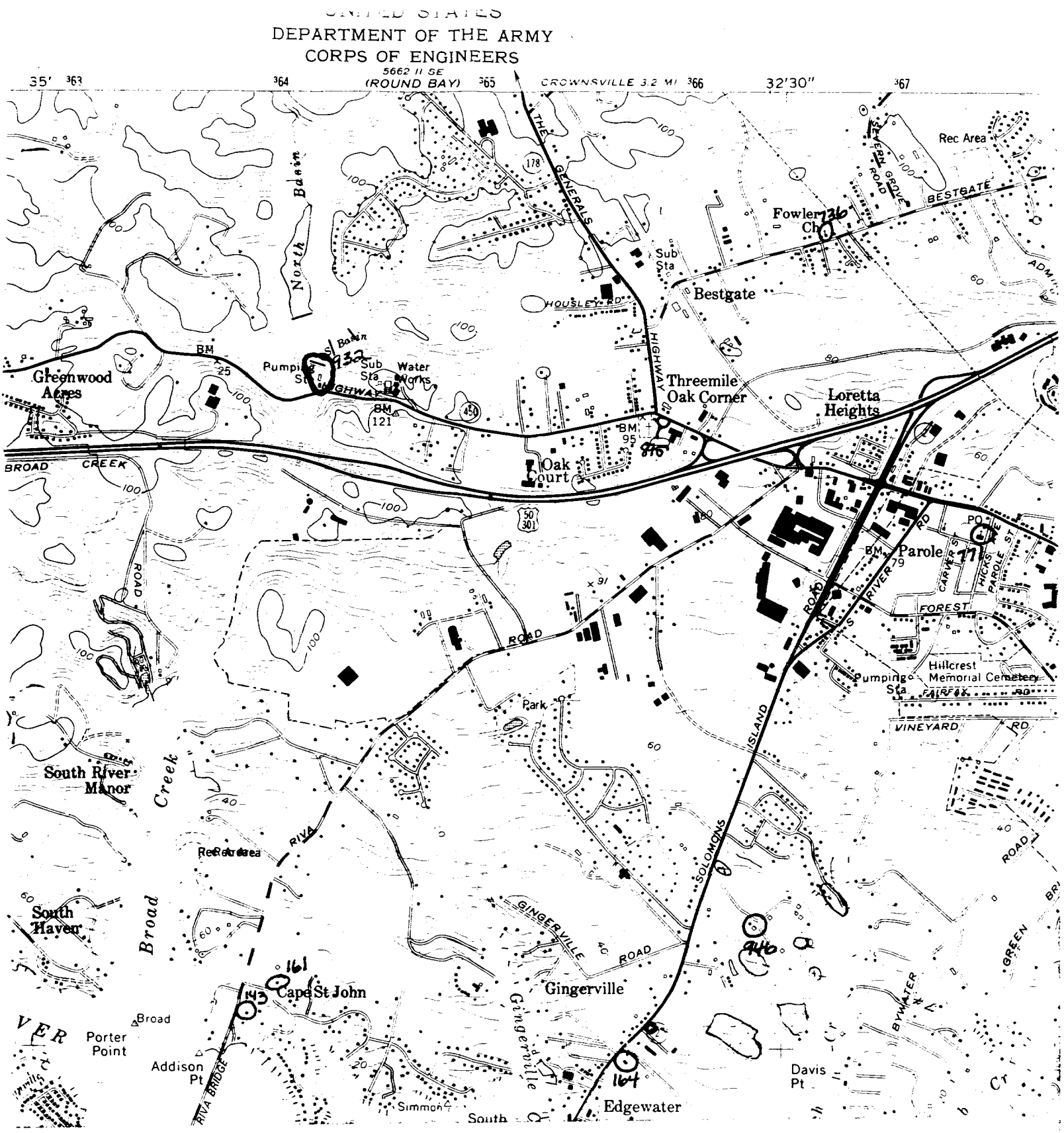


AA-932

SHA - Anne Arundel



SOUTH



SOUTH RIVER
USGS 7.5 minute series
Scale: 1:24,000
1957, photo revised 1978

Site Number: AA-932
Site Name: Annapolis Water Company
Location: General's Highway (Rt. 450), Annapolis

AA-932
Annapolis Water Company
Anne Arundel Co., Maryland
Sherri M. Marsh, Photographer
Sept. 1996
Neg. at Maryland SHPO

Pump House, CAMera facing NE
Photo 1 of 5

AA- 932
Annapolis Water company
Anne Arundel Co., Maryland
Donna M. Ware, Photographer
c. 1990
Negative at Maryland SHPO
Pump house, Camera facing NW
Photo 2 of 5


1866 1907
THE ANNAPOLIS WATER CO.
HARRY J. HOPKINS PRESIDENT.
DIRECTORS
JAMES M. MUNROE WM. N. WOODWARD.
BERNARD WIEGARD. J. D. & P. DOUW.
BALDWIN & PENNINGTON ARCHITECTS
EDW. D. SKIPPER BUILDER

AA - 932
Annapolis Water Company
Anne Arundel Co., Maryland
Donna M. Ware, Photographer
C. 1990
Negative at Maryland SHPO
Pump House Date stone
Photo 3 of 5


NO
TRESPASSING
NO
PARKING
CARPENTER
SHOP
VEHICLES
ONLY

AA-932
Annapolis Water Company
Anne Arundel Co., Maryland
Donna M. Ware, Photographer
C. 1990
Negative at Maryland SHPO
Pump House, Front Entrance
Photo 1 of 5

AA-932
Annapolis Water Company
Anne Arundel Co., Maryland
Sherri M. Marsh, Photographer
Sept. 1996
Negative at Maryland SHPO
Engineer's Dwelling
Photo 5 of 5